

Errata Sheet for
Neighborhood Preservation Ordinance
(NPO) Update
May 1, 2007

(Shading indicates language which is new or different than the 5/1/07 CAR Attachment for purposes of this handout only. The shading will not appear as part of the updated ordinance.)

Erratum 1 - Replace Subsection G of Section 22.69.020 on page 14 of the Introduction Draft of the Ordinance with the following:

G. The following types of retaining wall improvements, if located on a lot or lots within a single family zone listed in Chapter 28.15 of this code or on any lot that is developed exclusively with a single family residence and related accessory buildings, shall be referred to the Neighborhood Preservation Board for design review in accordance with the requirements of this Chapter and the approved Neighborhood Preservation Board Guidelines:

1. The construction of a retaining wall on a lot or a building site with an average slope of 15% or more (as calculated pursuant to Section 28.15.080 of this Code), or
2. The construction of a retaining wall on a lot that is adjacent to or contains an ocean bluff, or
3. The construction of multiple terracing retaining walls that are not separated by a building or a horizontal distance of more than ten feet (10') where the combined height of the walls exceeds six feet (6').

Erratum 2 - Replace Paragraph 28.15.083.B.1 on page 24 of the Introduction Draft of the Ordinance with the following:

1. **Net Floor Area of a Building.** The net floor area of a building shall be calculated in accordance with the following general rule and any applicable special rules:
- a. General Rule: Net floor area is the area in square feet of all floors confined within the exterior walls of a building, but not including the area of the following: exterior walls, vent shafts, courts, and any areas with a ceiling height of less than five (5) feet above the finished floor.
 - b. Special Rules: (i) The area occupied by stairs or an elevator shaft within the exterior walls of a building shall be counted only on one floor of the building. (ii) Free standing accessory buildings that do not require a building permit for construction or installation are excluded from the net floor area calculation. (iii) The net floor area calculation for a basement or cellar shall be

reduced by 50% if the vertical distance from grade to ceiling is four feet (4') or less for at least one-half of the circumference of the exterior walls of the basement or cellar. If the vertical distance from grade to the ceiling is four feet (4') or less for the entire circumference of the exterior walls of a basement or cellar, the area of the basement or cellar shall be excluded from the net floor area calculation. (iv) Net floor area within a portion of a building that is designed and permitted as a secondary dwelling unit pursuant to Section 28.94.030.Z of this Code shall be excluded from the net floor area calculation. (v) The area within the exterior walls or supporting columns of a carport shall be included in the calculation of net floor area.

Erratum 3 - Replace Section 28.04.120 on page 21 of the Introduction Draft of the Ordinance with the following:

28.04.120 Building Height. The maximum vertical height of a building or structure at all points measured from natural or finished grade, whichever is lower. Architectural elements that do not add floor area to a building, such as chimneys, vents, antennae, and towers, are not considered a part of the height of a building, but all portions of the roof are included.

Erratum 4 - Replace Implementation Rule number 5 on page 44 of the Introduction Draft of the Ordinance with the following:

5. Any new project application filed on or after May 1, 2007 shall be subject to the provisions of this ordinance.

Erratum 5 - Add a new Implementation Rule number 6 to page 44 of the Introduction Draft of the Ordinance to read as follows:

6. Any project involving a single family residential unit or a related accessory structure that is eligible for Administrative Staff Approval or Consent Calendar pursuant to the Architectural Board of Review Guidelines may continue to be processed in accordance with the Architectural Board of Review Guidelines until such time as the Neighborhood Preservation Board Guidelines are adopted by resolution of the City Council.